



TOWN OF QUEEN CREEK ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, SARAH CLARK, SENIOR PLANNER/PROJECT MANAGER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON BUFFER AND TRANSITION MANUAL MINOR GENERAL PLAN AMENDMENT (P23-0188) AND ASSOCIATED ZONING ORDINANCE AND DESIGN STANDARDS TEXT AMENDMENTS (P23-0189).

DATE: January 10, 2024

Suggested Action:

Move to recommend approval of P23-0188 Buffer and Transition Manual Minor General Plan Amendment

Move to recommend approval of P23-0189 - Buffer and Transitions Zoning Ordinance and Design Standards Text Amendments

Discussion:

The Queen Creek 2018 General Plan defines where various types of development may be permitted under the Rural, Neighborhood, Urban, Commercial, Industrial, Open Space, and Special District Land Use Categories.

While a range of zoning categories and uses may be considered within the different land use categories, the General Plan requires development to provide adequate transitions to adjacent developments of lower intensity. The General Plan also specifies that certain zoning districts may be considered in the different categories, the General Plan requires that some districts may only be considered for development if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths or sizes, open space/landscape buffers, and roadways. Buffering strategies are reviewed through the rezoning and site planning process.

In early 2023, Town Staff enlisted the assistance of a consultant to create a supplemental document to the General Plan that would provide additional support, guidance, and visuals for development proposals on strategies to provide a quality buffer between developments of varying intensities/densities as required by the General Plan. The Buffer and Transition Manual provides a written overview of the different types of strategies to provide a compatible transition between the varying types of development intensities. The buffer manual is intended to provide guidance, rather than strict requirements for applicants to incorporate into the design of the proposed community based on the context of the surrounding area and the particulars of the proposed development. It should be noted that the buffer design for a particular site may require the application of multiple techniques to meet the needs of the development being proposed.

The document presents 9 categories of buffer types. Each of these buffer types includes a description of the buffer, photo examples and illustrations, and example best practices. The buffer types discussed include the following:

1. Compatible Lot Widths
2. Transitioning Lot Sizes/Densities
3. Setbacks
4. Open Space/Landscape
5. Roadways
6. Stepbacks and Line of Sight
7. Building Design/Construction Techniques
8. Building Heights
9. Nuisance Buffer & Use Restrictions

Benefits of the manual include:

- Supports Staff in evaluating new projects
- Helps the applicant by providing a list of options to meet the General Plan transition requirement that can be incorporated into a project
- Serves as a resource for the public to learn about buffering techniques
- Facilitates the review and application of the General Plan Transition and Buffering requirements

This project also includes minor text amendments to the General Plan, Zoning Ordinance, and Design Standards to incorporate the Buffer Manual and formalize the buffer and transition review process into said documents.

Attachment(s):

1. [Buffer and Transition Manual Final Draft.pdf](#)
2. [Proposed General Plan Update Text Amendments.pdf](#)
3. [Proposed Zoning Ordinance Text Amendments.pdf](#)
4. [Proposed Design Standards Text Amendments.pdf](#)



BUFFER & TRANSITION MANUAL

TOWN OF QUEEN CREEK

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INTRODUCTION

Purpose

The purpose of this document is to provide guidance to the development community when applying land use buffer requirements as defined in the General Plan. The techniques shown in this manual are not prescriptive, but rather are intended to provide a general overview of the potential strategies that could be used to meet the intent of the General Plan.

HOW TO USE THIS DOCUMENT



As applicants and reviewers apply these techniques, the following considerations should be kept in mind:

1. Application of these guidelines will be reviewed on a case-by-case basis.

These land use buffers are not prescriptive requirements or one-size-fits-all, and are intended to be in addition to the minimum requirements of the Zoning Ordinance. In some cases, depending on the context, scale and use of the project or unique circumstances, it may require more than one buffer type to satisfy the requirements of the General Plan.

2. Surrounding context will be taken in to consideration during review.

During review of your application the existing context will be taken in to consideration to determine if the proposed buffer is appropriate for a project. In some cases it may determined that additional buffer techniques are required to meet the intent of the General Plan requirements.

3. Illustrations and photographs are intended as examples.

The illustrations shown in this document are intended to provide examples of how these techniques can be applied. They are not intended to illustrate the only or even the best way to meet the intent of the General Plan. Photographs that are provided as examples shall only be construed to represent an example of the specific buffer technique it is illustrating. Photographs may include periphery items, other than the buffer techniques, that are prohibited or discouraged by the Zoning Ordinance. Applicants and project designers are encouraged to consider creative and innovative solutions that fulfill the intention of the General Plan.

4. Relationship to Town Ordinances, Development Standards, and Policies.

This document illustrates ways to meet the intent of the General Plan requirements but does not supersede regulations or standards found in the Zoning Ordinance and may in fact be employed in addition to those minimum standards. The property owner, developer, or design professional proposing a development project within the Town should consult with Planning staff early in the process to verify applicable requirements. This document provides a menu of techniques which help the developer meet the requirements within the General Plan.



1 Do I Need a Buffer?

DO I NEED A BUFFER?

General Plan

The table to the right is the Land Use Categories Requirements table from page 7 of the Town of Queen Creek General Plan. Use this table along with the Land Use section of the General Plan to determine if a buffer is required. It should be noted that per the General Plan these zoning districts are not permitted outright, but rather may be considered if appropriate measures are provided to create a compatible transition between adjacent properties using methods determined through the rezoning and site planning process.

Land Use Categories Requirements Table									
Zoning Districts			Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District
	District	Zoning							
Residential Districts	Rural Development	R1-190	X						
	General Rural Development	R1-54	X						• Appropriate in RURAL Land Use Category.
	Rural Estate	R1-43	X	X					
	Suburban Residential	Type A R1-35		X					
		Type B R1-18		X					• Appropriate zoning adjacent to RURAL.
	Suburban Development	Type B R1-15		X					
		Type B R1-12		X					• May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
	Urban Development	Type A R1-9		X					
		Type A R1-7		X					
		- R1-5		X					
		- R1-4		X					
		Type B MDR		X	X				• Within NEIGHBORHOOD Land Use Category densities above 8 du/ac require direct access to a collector or arterial roadway, or placement directly abutting commercial uses • Within URBAN Land Use Category: Minimum density of 6 du/ac required.
		Type B HDR		X	X				• May be considered adjacent properties designated as RURAL on the General Plan Land Use Map or within, or adjacent to, any properties designated NEIGHBORHOOD on the General Plan Land Use Map and adjacent to lower residential density zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
Non-Residential Districts	Light Commercial	C-1		X					• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.
	General Commercial	C-2		X	X	X			• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Regional Commercial Center	C-3				X			
	Office/Industrial Park	EMP-A					X		
	General/Industrial	EMP-B					X		
	Parks, Recreation, and Conservation Zone	PRC						X	
	Public/Quasi-Public	P/QP	X	X	X	X	X	X	X
	Neighborhood Commercial/Office Mixed-Use	NC		X	X	X			• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Town Center Mixed-Use	TC			X				• Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks.
	Mixed-use	MU							• Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Agritainment	AT							X
	Planned Community	PCD							X
Overlay Districts	Planned Area Development Overlay	PAD	X	X	X	X	X	X	X
	Non-Traditional Housing Product	-							X



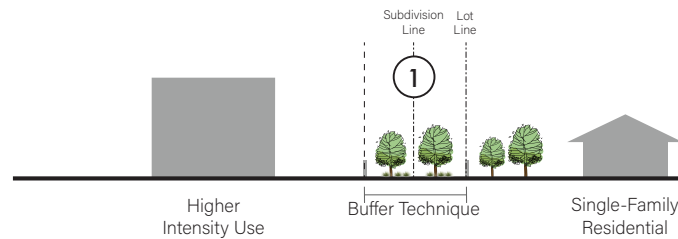
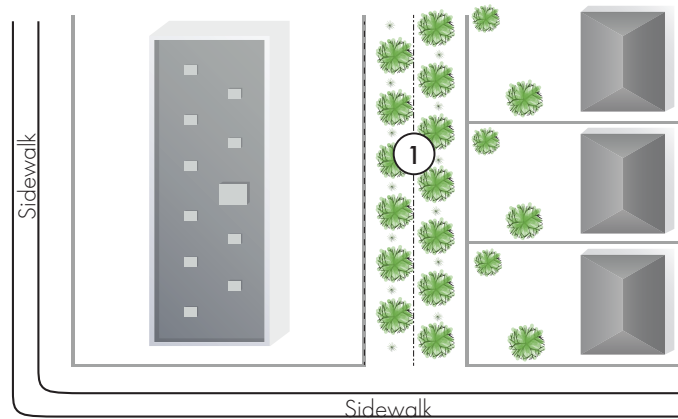
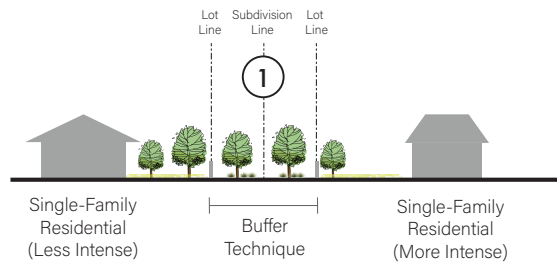
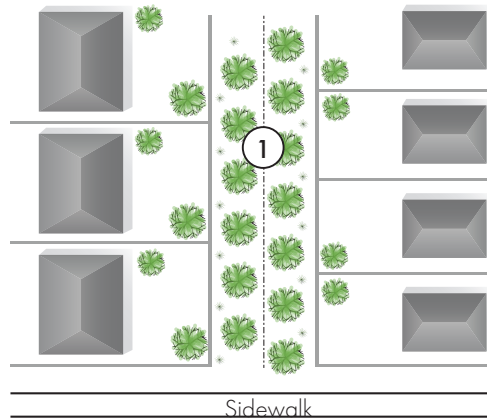
2 Buffer Techniques

Open Space/Landscape

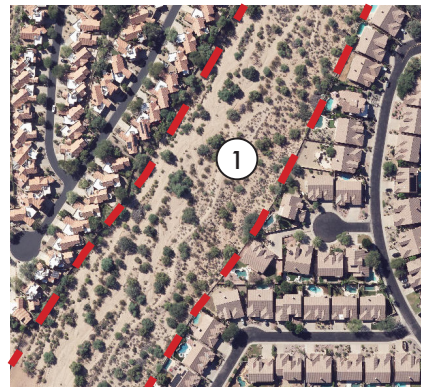
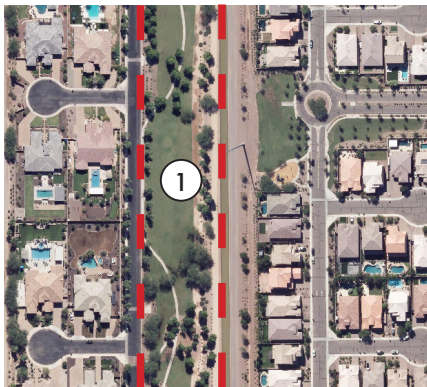
Description

The open space/landscape buffer includes dense screen which provides year-round screening characteristics and establishes a barrier between two or more distinct land uses of differing intensities, which helps to lessen the impacts of one land use on the other. Generally consisting of man made or natural areas, an open space/landscape buffer should consist of closely spaced evergreen trees, or other non-deciduous vegetation and can also include trails or other public amenities. Consideration should be made not to create closed-off areas of open space that could create an area for undesirable or illegal activities.

Examples



① Open Space/Landscape

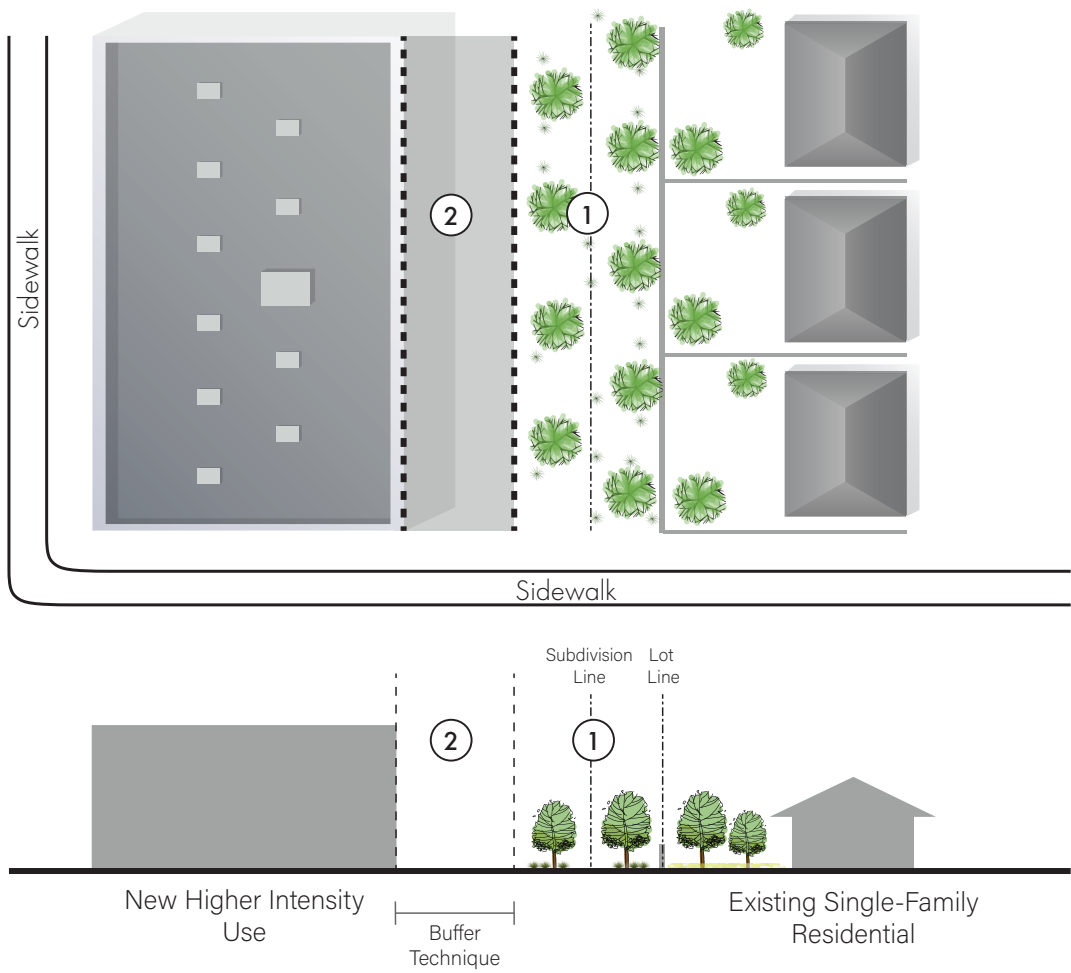


Additional Setbacks

Description

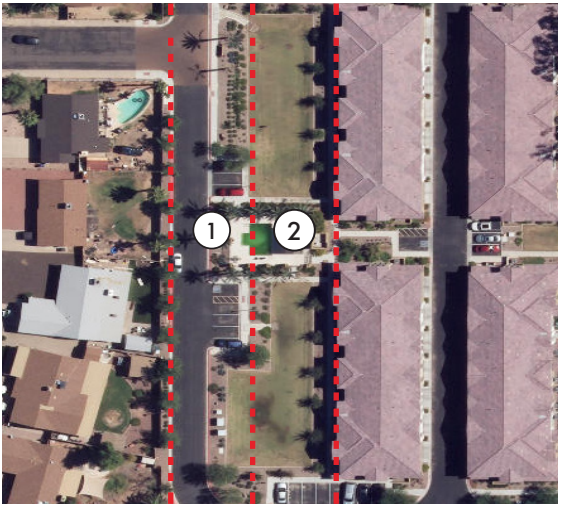
An additional setback beyond the standard required by the Town Zoning Ordinance can be utilized to provide additional distance between residential buildings of varying size and intensity. This technique is commonly applied when transitioning from single-family uses to multi-family/commercial uses and is often used in conjunction with other buffer techniques such as the open space/landscape technique for greater effect.

Examples



① Open Space/Landscape

② Additional Setback

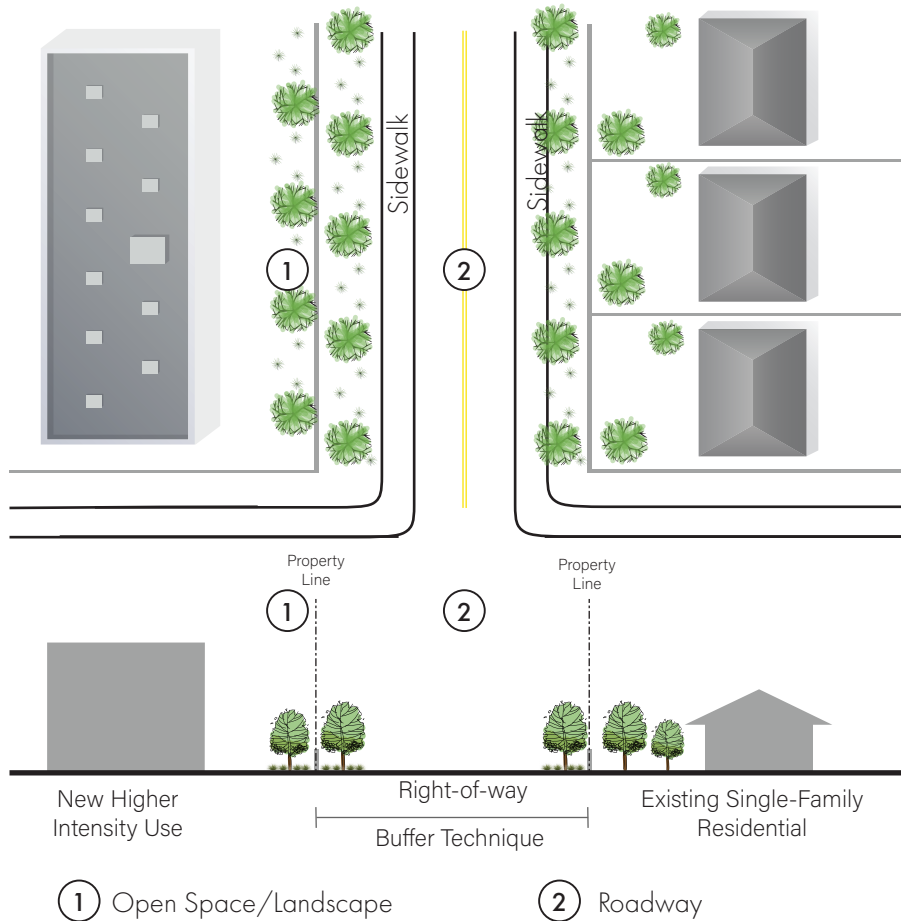


Roadways

Description

While mainly providing access to development, arterial, collector, and local roadways can also act as a buffer between less intense and more intense uses. This technique can be used in almost any buffering situation and is best applied in conjunction with other buffering techniques, such as additional open space/landscaping.

Examples

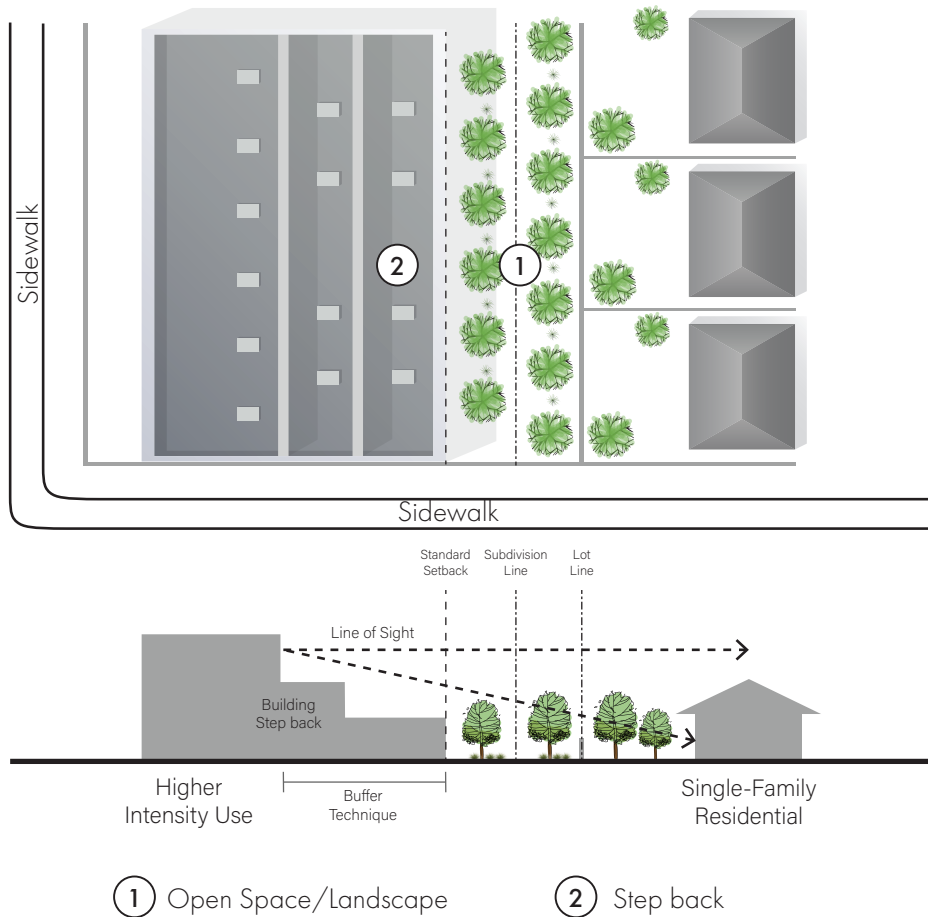


Step Backs & Line of Sight

Description

A step back is an additional building setback on the upper level of multi-story buildings and is generally used as a buffer between single-family and multi-family residential. In conjunction with other techniques, step backs are used to prevent line of sight directly into the backyard of a neighboring residential development while also helping to maintain a consistent character of scale (i.e. size) from a less intense use to a more intense use. As a general rule, a minimum step back should be one foot additional horizontal setback for every additional vertical foot of height above 30 feet.

Examples



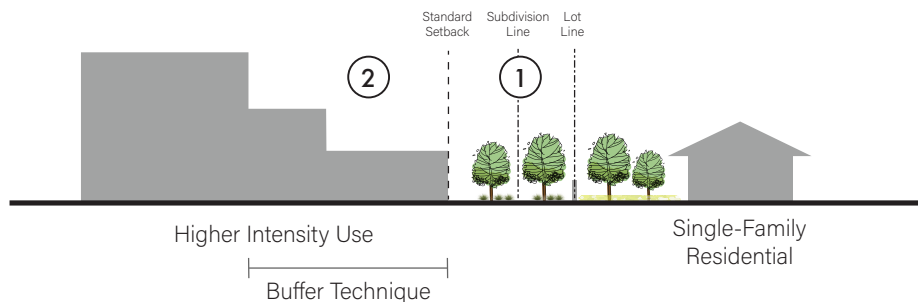
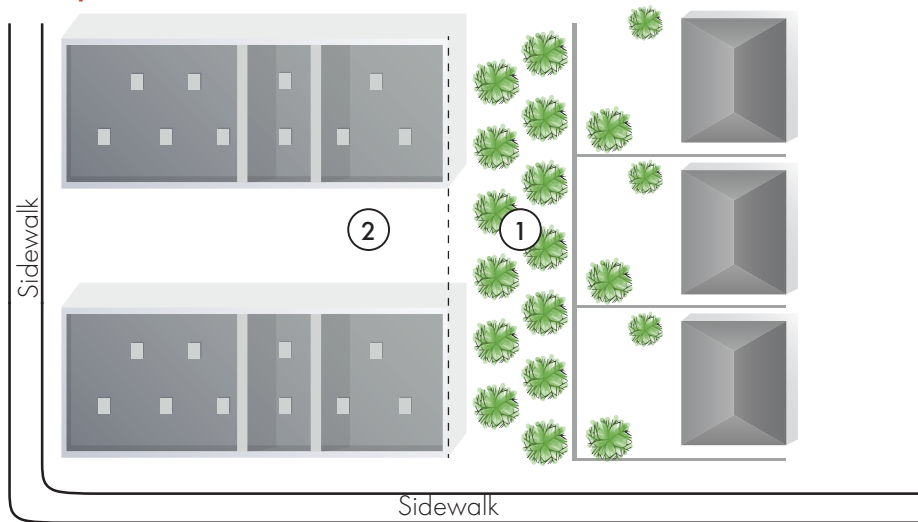
Building Design/Construction

Description

The use of quality architectural design and sound construction techniques can go a long way to help soften the transition between higher intensity development and a less intense use. While this technique is most commonly used where multi-family is adjacent to single-family, it can be used in all situations where a buffer is required. Additional examples below will also assist in providing a proper building design buffer condition.

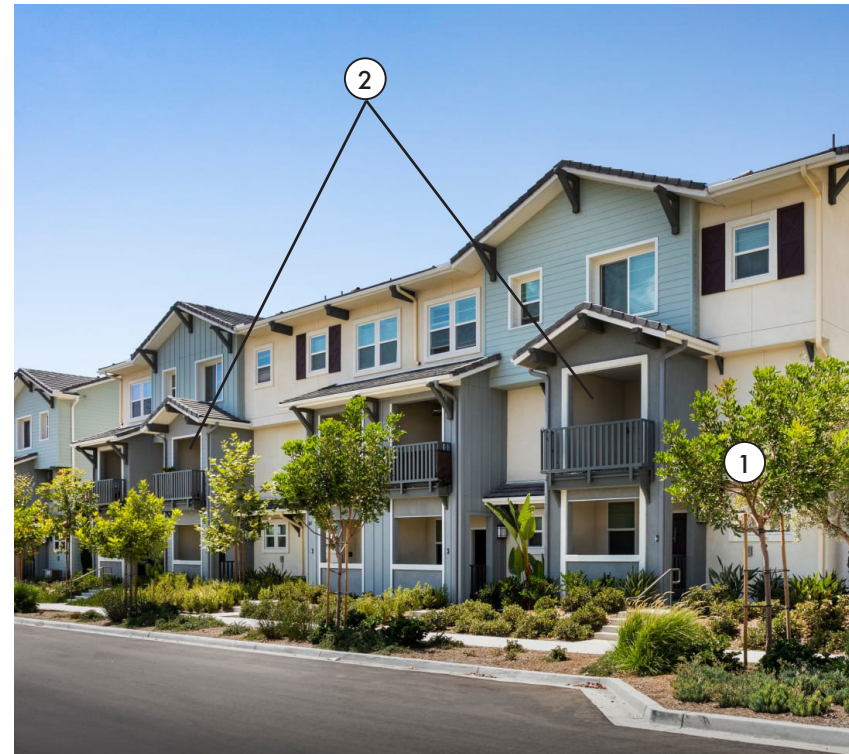
- Ensuring buildings with balconies are sufficiently setback or screened from an adjacent use
- Proper building orientation and sizing to reduce expansive and large massing adjacent to a less intense use
- Proper building placement (i.e. multi-family developments surrounded by commercial on the exterior of the lot near the roadway)
- Minimize light trespass from higher intensity use through the application of full cutoff fixtures
- The use of unique building fenestration which enhances the design of the building and the buffer condition

Examples



① Open Space/Landscape

② Design Buffer

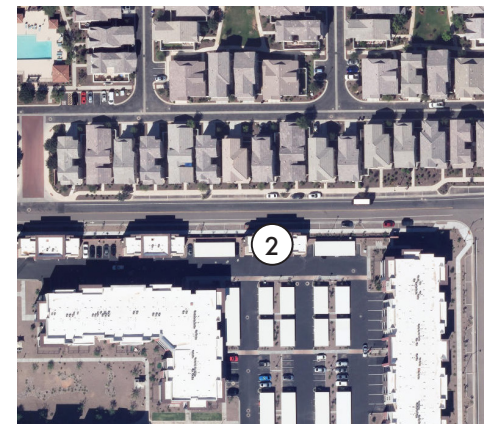
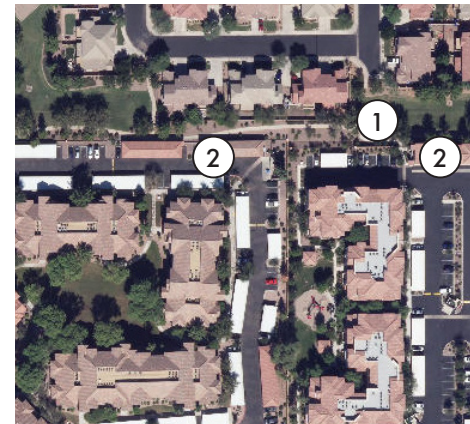
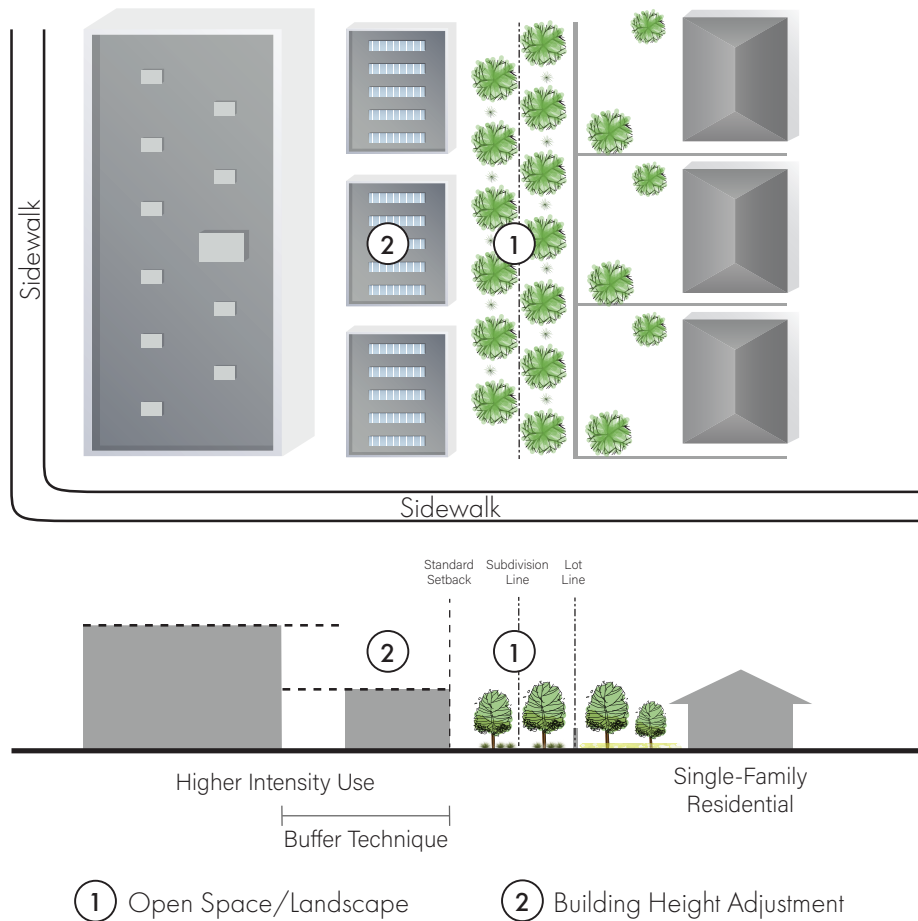


Building Heights

Description

Similar to a step back, this buffer type can help to maintain a consistent character of scale (i.e. size) between two adjacent uses through reduction of overall building height as a more intense development approaches a less intense development. This technique is generally used between multi-family residential and single-family residential uses, but can also be applied in other situations and ultimately includes transitioning to a taller building height further away from the less intense use to maintain a building height similar to that of the existing adjacent use. Buildings or structures in a multi-family development adjacent to the less intense use are encouraged to be uninhabitable buildings such as garages or storage units for residents.

Examples

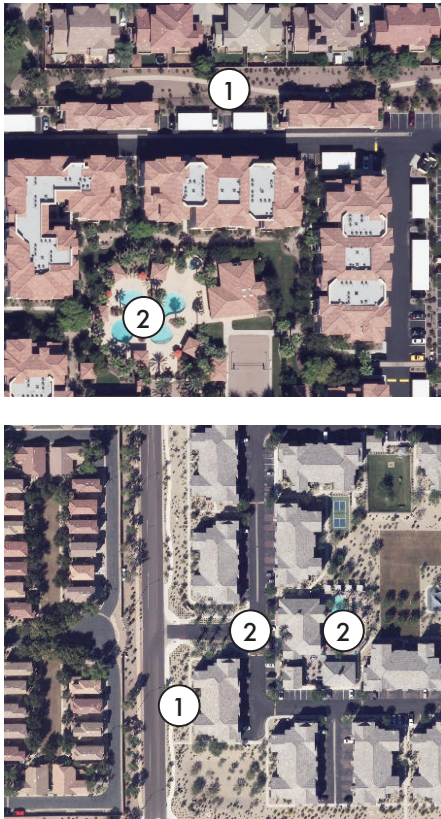
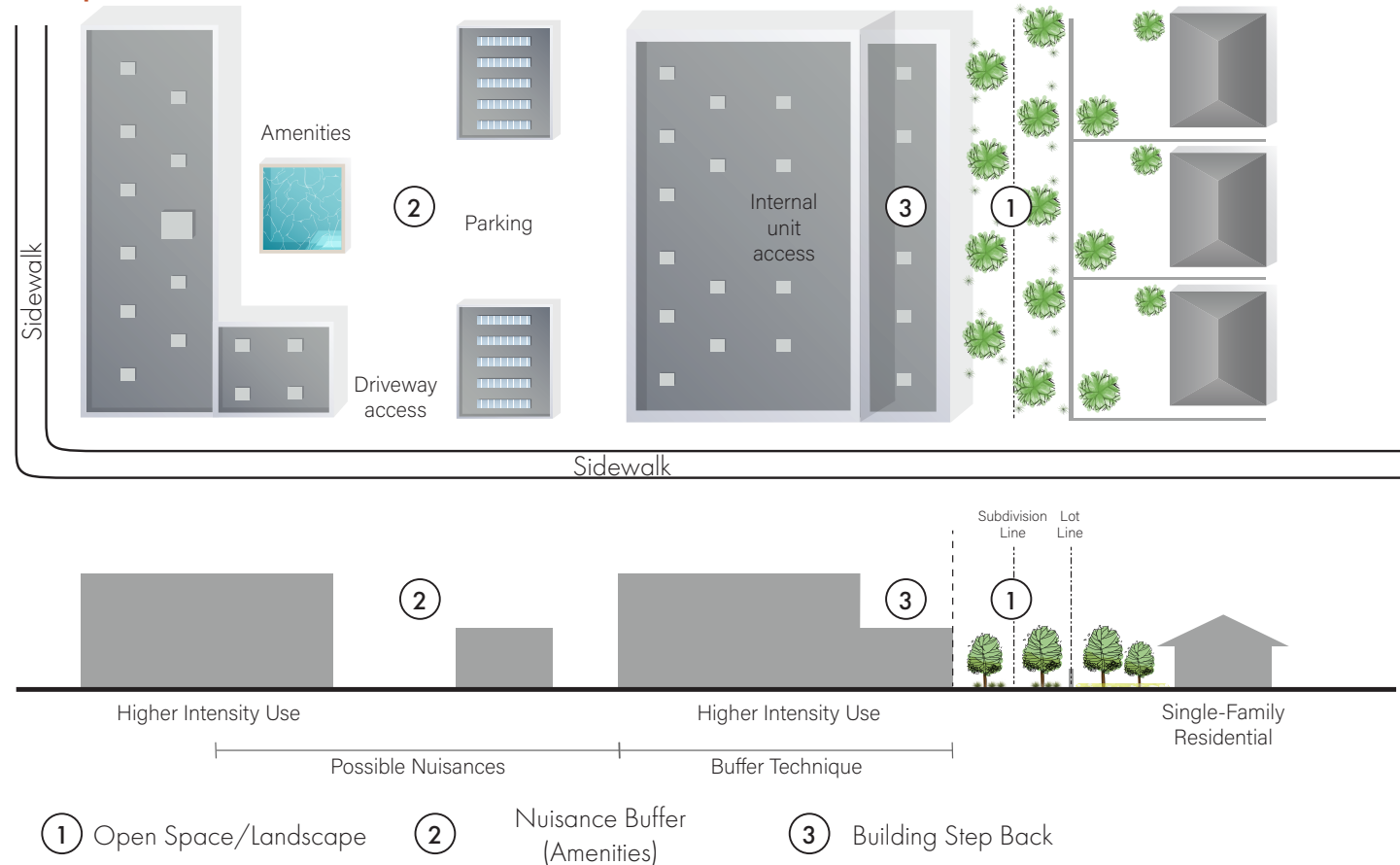


Nuisance Buffer/Use Restrictions

Description

More intense developments such as multi-family and commercial may contain other outdoor amenities and service areas that may create noise and other impacts. Placing loading areas, trash bins, and development amenities, such as pools, playgrounds, and gathering areas away from adjacent properties will reduce any spillover impacts to the adjacent developments. Incorporating additional buffers to address possible nuisances from these uses is strongly encouraged.

Examples

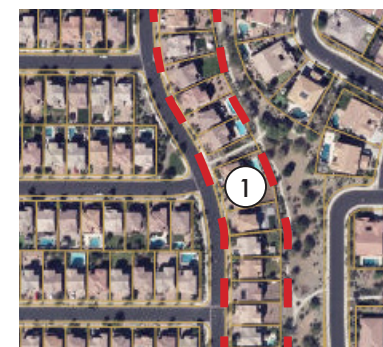
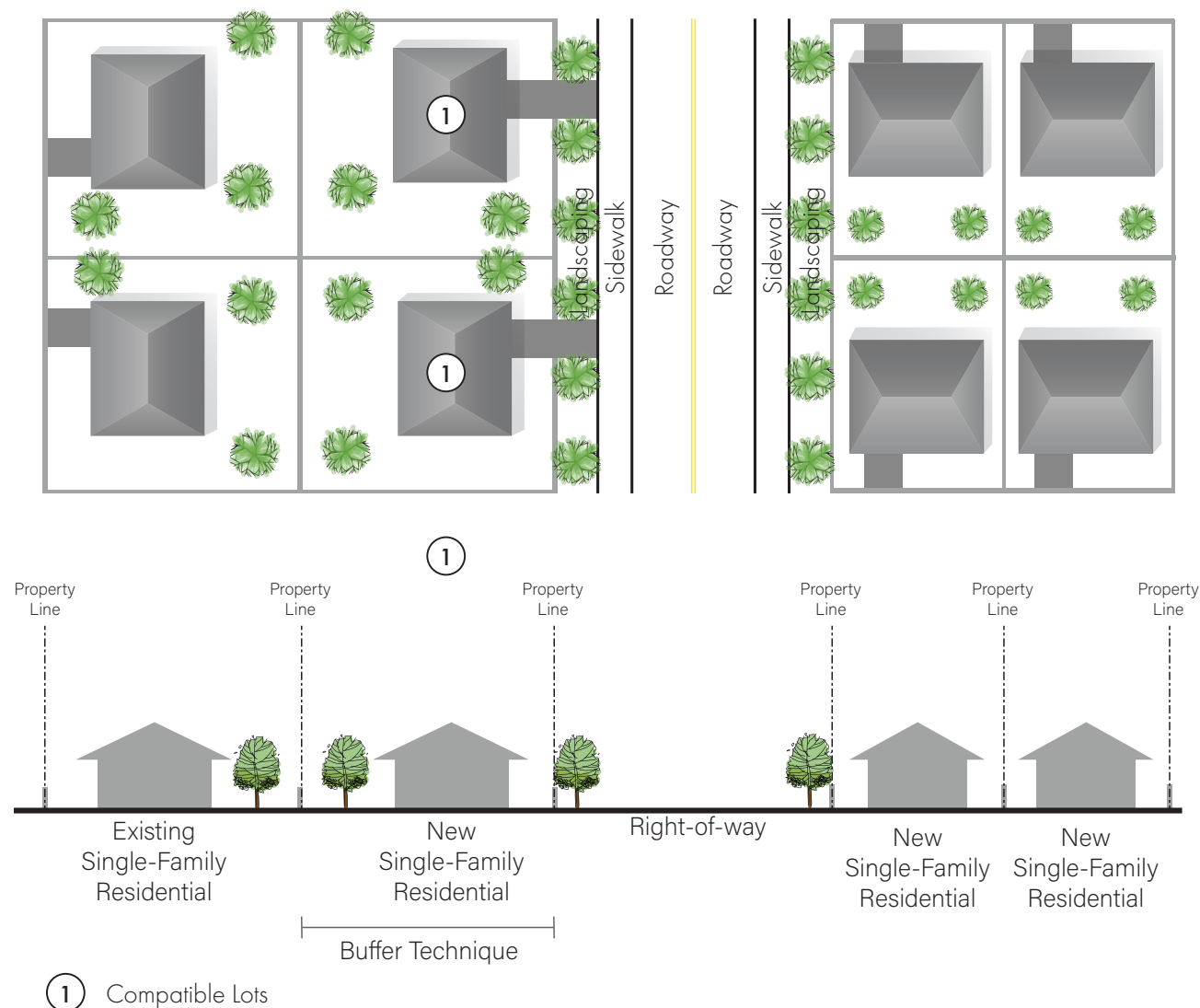


Compatible Lot Widths

Description

This technique uses a lot size similar or the same as that of existing residential development along portions of new residential development that are adjacent to existing communities and is generally used to transition from a more intense to a less intense single-family development. Using this buffer technique in conjunction with other buffer techniques such as roadways or landscape/open space proves to be most effective.

Examples

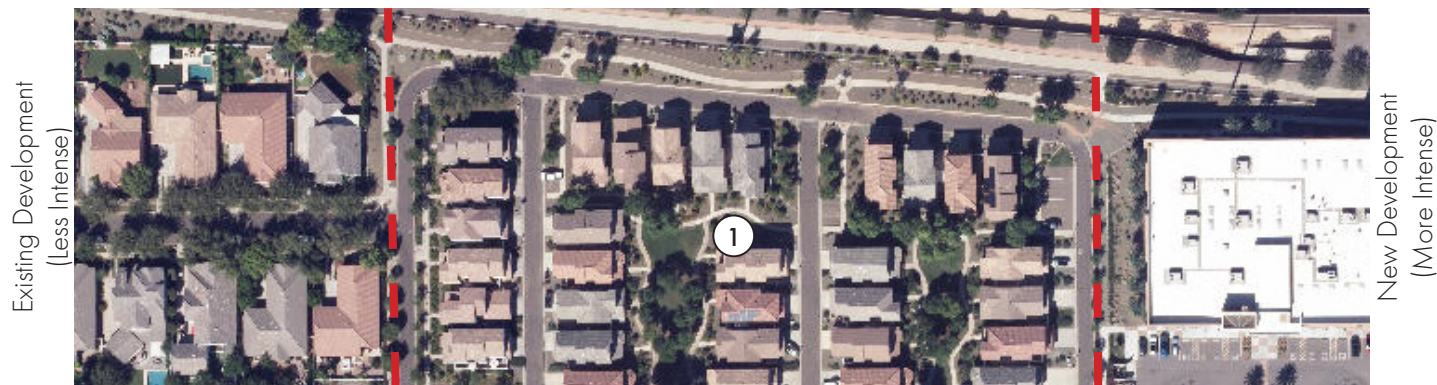
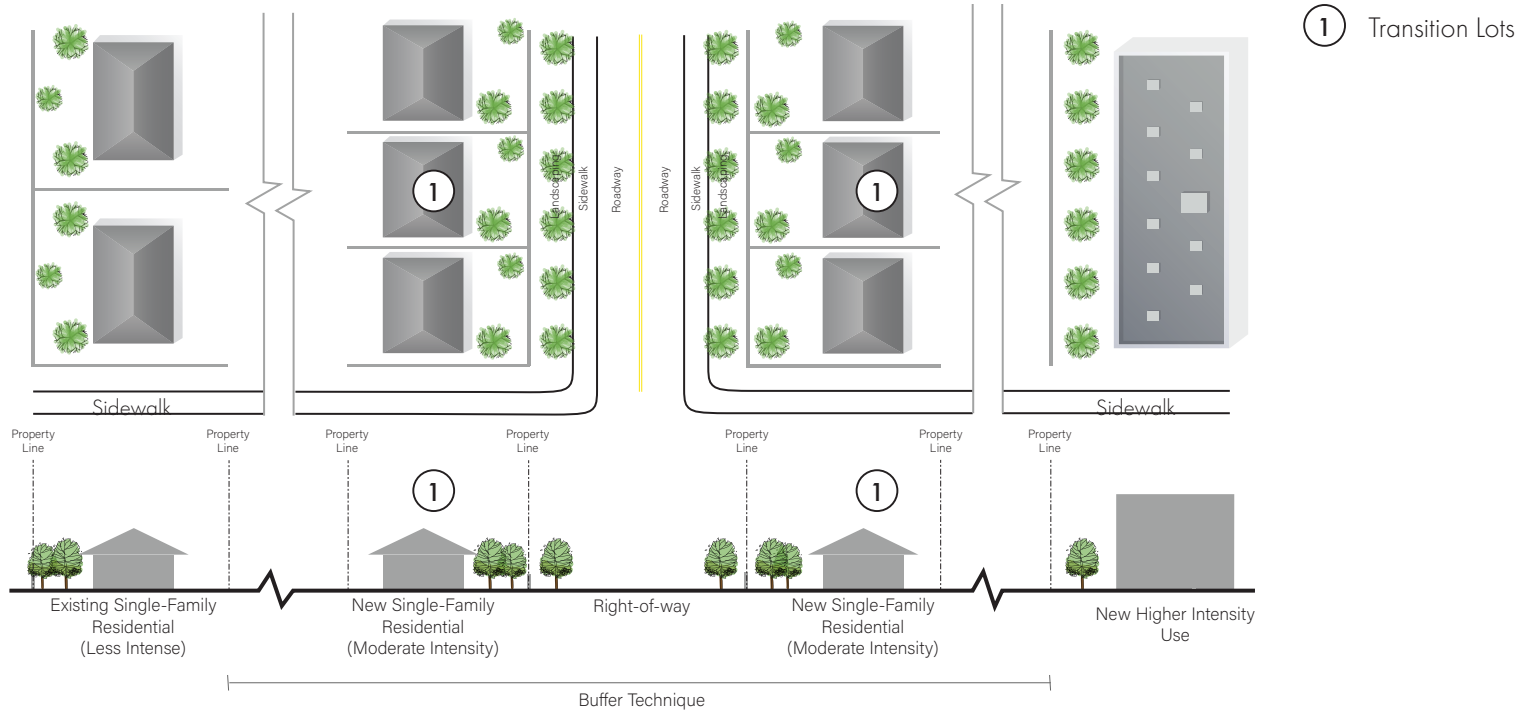



Transitioning Lot Sizes/Densities

Description

Transitioning lot sizes and densities is the use of a mid-range intensity or density to transition between an existing less intense development to one that is slated to contain higher intensity uses and densities. Generally used to transition from a larger lot single-family development to a multi-family typology this technique can also be used to transition from very large lot single-family to smaller lot single-family. This technique can be combined with other techniques such as roadway or open space/landscape buffers for the most desirable effect.

Examples





3 Buffer Implementation

BUFFER IMPLEMENTATION

The following information and example are meant to assist in determining how to apply the various buffering techniques presented within this manual. Please read carefully and reach out to staff with any questions:

1. Whether the property adjacent to you is zoned or developed, the installation of a buffer will apply.

The General Plan take Land Use intensity into consideration when determining whether a buffer is necessary, thus it will be required that a buffer be installed even if the adjacent property has yet to be developed.

2. Each development is responsible to install any required buffer

It is the sole responsibility of each individual development to install any buffer required by the General Plan or Zoning Ordinance. The installation of a shared buffer by adjacent developments will be discussed with staff during the development review process for each specific project.

3. If a developer proposes a more intense use than what is currently built or allowed by zoning they may be required to provide the entire buffer on their property

Should an existing development be redeveloped or increase in intensity it may be expected that the development install a buffer entirely on their property should one be required.

4. All buffers are subject to approval through the rezoning process on a case-by-case basis

As mentioned throughout the document buffers will be reviewed by staff through the rezoning process on a case-by-case basis. Depending on the context, scale and use of the project or unique circumstances, it may require more than one buffer type, as shown below, to satisfy the requirements of the General Plan and Zoning Ordinance.

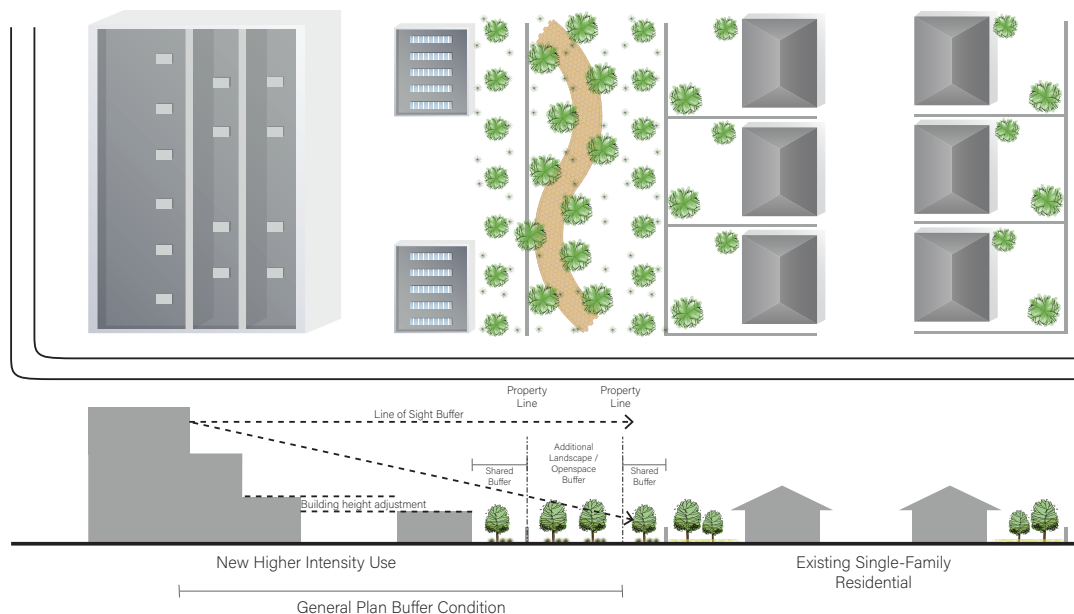


Figure 2: Land Use Categories

Figure 2: Land Use Categories describes the types of allowed land uses, land use character, and appropriate zoning districts for each of the Land Use Categories shown on Figure 1: General Plan Land Use Map.

Town of Queen Creek General Plan Land Use Map: Land Use Categories							
Land Use	Rural*	Neighborhood*	Urban*	Commercial*	Industrial*	Open Space*	Special District*
Types of Allowed Land Uses	Residential: very low-density single family (up to 1 dwelling unit per acre) Commercial: agriculture related (farm stands) Employment: agriculture and recreation-related; home office; garage industry Open Space: trails, trailheads, open space (washes), community parks	Residential: single family, patio homes, multifamily or other forms of residential uses up to 20 dwelling units per acre. Commercial: neighborhood retail and services with requirements Employment: home office; limited live/work; office Public & Quasi Public: civic/institutional Open Space: buildings, neighborhood / community parks, pocket parks, tot lot	Residential: single family (above 6 dwelling units per acre), multifamily, patio homes Commercial: commercial retail, office, and services. No drive-thrus Employment: office buildings; live/work Public & Quasi Public: civic/institutional buildings Open Space: plazas, parks	Commercial: Town-wide commercial center and other auto-oriented commercial centers Employment: office buildings Public & Quasi Public: civic/institutional buildings Open Space: plazas, parks	Employment: warehouse; manufacturing; office Open Space: plazas, parks	Open Space: park shelters, restroom facilities; community and Town-wide parks; conservation areas; Sonoqui & Queen Creek washes, protected natural features	Economic: Agritainment Residential: Master planned community Other: Arizona State Land Department managed land, Canyon State Academy property
Land Use Character	<ul style="list-style-type: none"> • Predominantly large lot single family residential up to 1 dwelling unit per acre. • Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings. • A variety of deep setbacks from the road, creating an informal pattern. • Roadways without curb, gutter, or sidewalk. • Informal streetscapes and tree placement. • Commercial developments with less intense uses rather than auto-centric and/or high turnover uses. 	<ul style="list-style-type: none"> • Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements. • Adequate transitions and/or buffering abutting Rural or Urban areas or between different land uses or densities required. • Higher densities should decrease towards edges when abutting single family developments within this Land Use Category. • Densities above 8 dwelling units per acre require direct access to collector or arterial streets. • Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street. • Buildings spaced to create separation while maintaining cohesive street wall. • Modest building setbacks, generally aligned with neighboring buildings. • Streets with curb, gutter, planter strips, and sidewalk. • Semi-formal streetscape with aligned street trees. • Diversity provided by a variety of building styles and sizes. • Commercial developments with less intense uses rather than auto-centric and/or high turnover uses. 	<ul style="list-style-type: none"> • Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and civic/cultural within walking distance (1/4 mile) of each other. • Buildings close together with significant street frontage. • Building façades at or near sidewalk. • Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages. • Formalized streetscape with equally spaced street trees. • May include civic park/plaza/gathering space. • Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks. • On-street parking, especially along streets with retail. • Drive-thru commercial uses prohibited. • Off street parking located behind buildings when possible and practical. • Adequate transition to abutting areas (Neighborhood or Rural) required. 	<ul style="list-style-type: none"> • Commercial development; accommodates existing conventional suburban shopping centers. • Flexible configuration of buildings; building facades and entries may be associated with site-internal circulation rather than street frontage. • Streets with curb and gutter, planters and sidewalks. • Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic. • Generally, auto-oriented development with safe and comfortable pedestrian routes and streetscapes. • Adequate transition to abutting areas (Neighborhood, or Rural) or between different land uses or densities may be required. 	<ul style="list-style-type: none"> • Reserved for employment-focused development not appropriate in other categories, including warehouses, manufacturing facilities, and office buildings. • Building siting accommodates truck access, loading and storage areas. • Roadways designed to accommodate larger vehicles while maintaining a safe, shaded, and comfortable sidewalk network. • Where abutting other Land Use Categories, proper transition and/or buffering is required. 	<ul style="list-style-type: none"> • Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks. • Development limited to use-specific structures and recreation facilities, including trails, picnic shelters, restroom facilities, and equestrian facilities. 	<ul style="list-style-type: none"> • Set aside for development not appropriate for any of the other categories and requiring greater flexibility. • Development governed by Master Plan.
Appropriate Zoning Districts	Rural Development R1-190 General Rural Development: R1-54 Rural Estate: R1-43 Planned Area Development Overlay: PAD Agritainment: AT	Rural Estate: R1-43, Suburban Residential: R1-35, R1-18 Suburban Development R1-15, R1-12 Urban Development – Type A: R1-7, R1-9 Urban Development Type B: MDR, HDR Urban Development: R1-4, R1-5 Light Commercial: C-1 General Commercial: C-2 Public Quasi Public: P/QP Residential Commercial: RC Planned Area Development Overlay: PAD Agritainment: AT	Urban Development: MDR, HDR, R1-4 General Commercial: C-2 Public/Quasi Public: P/QP Residential Commercial: RC Downtown Core: DC Mixed-use: MU Planned Area Development Overlay: PAD	General Commercial: C-2 Regional Commercial Center: C-3 Residential Commercial: RC Office/Industrial Park: EMP-A Public/Quasi Public: P/QP Planned Area Development Overlay: PAD Agritainment: AT	Office/Industrial Park: EMP-A General Industrial: EMP-B Public/Quasi Public: P/QP Planned Area Development Overlay: PAD	Parks, Recreation, and Conservation: PRC Public/Quasi Public: P/QP Planned Area Development Overlay: PAD *Other types of open space can be included in all other zoning districts including parks, plazas, etc.	Agritainment: AT Planned Community: PCD Planned Area Development: PAD Non-Traditional Housing Product: N/A Public/Quasi Public: P/QP

*Transitions and other requirements provided in the Land Use Categories Requirements Table.
See Buffer and Transition Manual for more information.

Figure 3: Land Use Categories Requirements Table

Zoning Districts			Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes	
	District	Zoning									
Residential Districts	Rural Development	R1-190	X							• Appropriate in RURAL Land Use Category.	
	General Rural Development	R1-54	X								
	Rural Estate	R1-43	X	X							
	Suburban Residential	Type A R1-35		X						• Appropriate zoning adjacent to RURAL.	
		Type B R1-18		X							
	Suburban Development	Type B R1-15		X						• May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.	
		Type B R1-12		X							
	Urban Development	Type A R1-9		X							
		Type A R1-7		X							
		- R1-5		X							
		- R1-4		X							
		Type B MDR		X	X						
				X	X						
		Type B HDR		X	X						
				X	X						
Non-Residential Districts	Light Commercial	C-1		X						• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.	
	General Commercial	C-2		X	X	X					
	Regional Commercial Center	C-3				X				• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.	
	Office/Industrial Park	EMP-A					X				
	General/Industrial	EMP-B					X				
	Parks, Recreation, and Conservation Zone	PRC						X			
	Public/Quasi-Public	P/QP	X	X	X	X	X	X	X		
	Residential Commercial	RC		X	X	X				• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.	
	Downtown Core	DC			X						
	Mixed-Use	MU			X				X		
	Agritainment	AT	X	X		X			X	• Specific buffering and transition details shall be determined through the rezoning process.	
	Planned Community	PCD							X		
Overlay Districts	Planned Area Development Overlay	PAD	X	X	X	X	X	X	X		
	Non-Traditional Housing Product	-							X		

Development Patterns (Land Use Categories)

RURAL



LAND USE CHARACTER

- Predominantly large lot single family residential up to 1 dwelling unit per acre (du/ac).
- Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings.
- A variety of deep setbacks from the road, creating an informal pattern.
- Roadways without curb, gutter, or sidewalk.
- Informal streetscapes and tree placement.

LAND USE TYPES

- Residential: very low-density single family (up to 1 dwelling unit per acre)
- Commercial: agriculture related (farm stands)
- Employment: agriculture and recreation-related; home office; garage industry
- Public & Quasi Public: not permitted
- Open Space: trails, trailheads, open space (washes)

APPROPRIATE ZONING DISTRICTS*

- Rural Development: R1-190
- General Rural Development: R1-54
- Rural Estate: R1-43
- Public/Quasi Public: P/QP
- Planned Area Development Overlay: PAD
- Agritainment: AT

* Transitions and other requirements provided in the Land Use Categories Requirements Table. See Buffer and Transitions Manual for more information.

NEIGHBORHOOD



LAND USE CHARACTER

- Predominantly residential with range of densities up to 20 dwelling units per acre allowed *.
- Adequate transitions and/or buffering abutting Rural or Urban areas or **between different land uses or densities** required.
- Higher densities should decrease towards edges when abutting single family developments within this Land Use Category.
- Densities above 8 du/ac require direct access to collector or arterial streets.
- Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.
- Buildings spaced to create separation while maintaining cohesive street wall.
- Modest building setbacks, generally aligned with neighboring buildings.
- Streets with curb, gutter, planter strips, and sidewalks.
- Semi-formal streetscape with aligned street trees.
- Diversity provided by a variety of building styles and sizes.
- Guest parking accommodated on-street.
- Materials and detailing should evoke residential character.
- **Commercial developments with less intense uses rather than auto-centric and/or high turnover uses.**

LAND USE TYPES

- Residential: single family, patio homes, and multifamily* or other forms of residential uses up to 20 dwelling units per acre.
- Commercial: office, neighborhood office, retail and services *
- Employment: home office; limited live/work; office
- Public & Quasi Public: civic/institutional
- Open Space: buildings neighborhood parks, pocket parks, tot lots

APPROPRIATE ZONING DISTRICTS*

- Rural Estate: R1-43
- Suburban Residential: R1-35, R1-18
- Suburban Development R1-15, R1-12
- Urban Development- Type A: R1-7, R1-9
- Urban Development- Type B: MDR, HDR
- Urban Development: R1-4, R1-5,
- Light Commercial: C-1
- General Commercial: C2
- Public/Quasi Public: P/QP
- Residential Commercial: RC
- Planned Area Development Overlay: PAD
- Agritainment: AT

* Transitions and other requirements provided in the Land Use Categories Requirements Table.
See *Buffer and Transitions Manual* for more information.

URBAN



LAND USE CHARACTER

- Walkable development pattern with a variety of residential uses above 6 dwelling units per acre and within 1/4 mile of mixed-use, commercial and civic/cultural uses.
- Buildings close together with significant street frontage.
- Building facades at or near sidewalk.
- Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages.
- Formalized streetscape with equally spaced street trees.
- May include civic park/plaza/gathering space.
- Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks.
- On-street parking, especially along streets with retail.
- Drive-thru commercial uses prohibited.
- Off street parking located behind buildings when possible and practical.
- Adequate transition to abutting areas (Neighborhood or Rural) required.

LAND USE TYPES

- Residential: single family (above 6 dwelling units per acre), multifamily, patio homes
- Commercial: retail, office, and services. Drive-thru uses are prohibited.
- Employment: office buildings; live/work
- Public & Quasi Public: civic/institutional buildings
- Open Space: plazas, parks

APPROPRIATE ZONING DISTRICTS*

- Urban Development: MDR, HDR, R1-4
- General Commercial: C-2
- Public/Quasi Public: P/QP
- Neighborhood Commercial: NC
- Downtown Core: DC
- Mixed-use: MU
- Planned Area Development Overlay: PAD

* Transitions and other requirements provided in the Land Use Categories Requirements Table. See *Buffer and Transitions Manual* for more information.

COMMERCIAL



LAND USE CHARACTER

- Commercial development; accommodates existing conventional suburban shopping centers.
- Flexible configuration of buildings; building facades and entries may be associated with site-internal circulation rather than street frontage.
- Streets with curb and gutter, planters and sidewalks.
- Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic.
- Generally auto-oriented development with safe and comfortable pedestrian routes and streetscapes.
- Adequate transition to abutting areas (Neighborhood or Rural) **or between different land uses or densities** may be required.

LAND USE TYPES

- Residential: not permitted
- Commercial: auto-oriented commercial centers and existing Town commercial centers
- Employment: office parks; office buildings
- Public & Quasi Public: civic and institutional buildings
- Open Space: plazas, parks

APPROPRIATE ZONING DISTRICTS*

- General Commercial: C-2
- Regional Commercial Center: C-3
- Public/Quasi Public: P/QP
- Residential Commercial: RC
- Planned Area Development Overlay: PAD
- Agritainment: AT

* Transitions and other requirements provided in the Land Use Categories Requirements Table. See *Buffer and Transitions Manual* for more information.

INDUSTRIAL



LAND USE CHARACTER

- Reserved for employment-focused development not appropriate in other categories, including warehouses, manufacturing facilities, and office buildings.
- Building siting accommodates truck access, loading and storage areas.
- Roadways designed to accommodate larger vehicles while maintaining a safe and comfortable sidewalk network.
- Where abutting other Land Use Categories, proper transition and/or buffering is required.

LAND USE TYPES

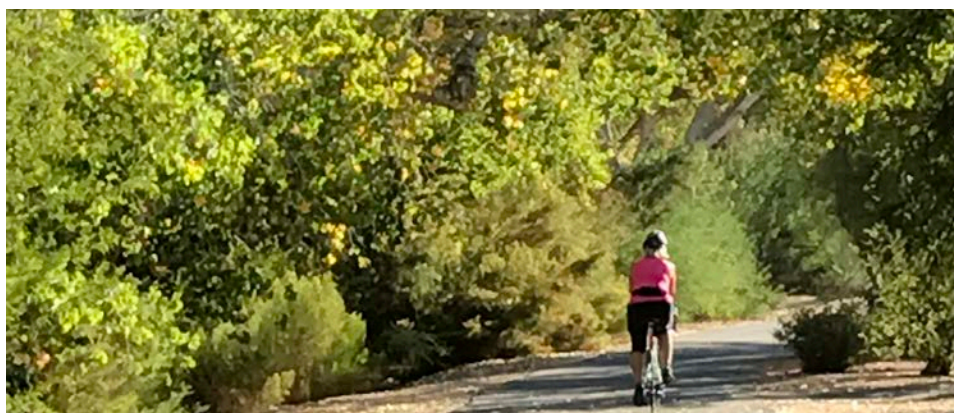
- Residential: not permitted
- Commercial: limited retail supporting employment uses
- Employment: warehouse; manufacturing; office
- Industrial: Contractors' yards, uses with screened outdoor storage.
- Public & Quasi Public: civic/institutional buildings
- Open Space: plazas, parks

APPROPRIATE ZONING DISTRICTS*

- Office/Industrial Park: EMP-A
- General Industrial: EMP-B
- Public/Quasi Public: P/QP
- Planned Area Development Overlay: PAD

* Transitions and other requirements provided in the Land Use Categories Requirements Table. See Buffer and Transitions Manual for more information.

OPEN SPACE



LAND USE CHARACTER

- Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks.
- Development limited to use-specific structures and recreation facilities, including trails, ballfields, multi-purpose fields, picnic shelters, restroom facilities, and equestrian facilities.

LAND USE TYPES

- Residential: not permitted
- Commercial: not permitted
- Employment: not permitted
- Public & Quasi Public: permitted
- Open Space: park shelters, restroom facilities; community parks; conservation areas; Sonoqui & Queen Creek washes, protected natural features, plazas, parks
- Plazas open to the public
- Developed parks open to the public

APPROPRIATE ZONING DISTRICTS*

- Parks, Recreation and Conservation: PRC
- Public/Quasi-Public: P/QP
- Planned Area Development Overlay: PAD

*Other types of open space can be included in all other zoning districts including parks, plazas, etc.

* Transitions and other requirements provided in the Land Use Categories Requirements Table. See *Buffer and Transitions Manual* for more information.

SPECIAL DISTRICT



LAND USE CHARACTER

- Set aside for development not appropriate for any of the other categories and requiring greater flexibility.
- Development in accordance with an approved Master Plan.

LAND USE TYPES

- Residential: master planned community
- Commercial: Agritainment
- Public & Quasi Public: civic/institutional buildings
- Other: Arizona State Land Department managed land, Canyon State property, plazas, parks

APPROPRIATE ZONING DISTRICTS*

- Agritainment: AT
- Planned Community: PCD
- Planned Area Development Overlay: PAD
- Non-Traditional Housing Product
- Public/Quasi Public: P/QP

* Transitions and other requirements provided in the Land Use Categories Requirements Table. See Buffer and Transitions Manual for more information.

Figure 13: Land Use Categories Requirements Table

Zoning Districts			Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes
	District	Zoning								
Residential Districts	Rural Development	R1-190	X							• Appropriate in RURAL Land Use Category.
	General Rural Development	R1-54	X							
	Rural Estate	R1-43	X	X						
	Suburban Residential	Type A R1-35		X						• Appropriate zoning adjacent to RURAL.
		Type B R1-18		X						
	Suburban Development	Type B R1-15		X						• May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
		Type B R1-12		X						
	Urban Development	Type A R1-9		X						
		Type A R1-7		X						
		- R1-5		X						
		- R1-4		X						
		Type B	MDR	X	X					
			HDR	X	X					
										• Within NEIGHBORHOOD Land Use Category densities above 8 du/ac require direct access to a collector or arterial roadway, or placement directly abutting commercial uses • Within URBAN Land Use Category: Minimum density of 6 du/ac required. • May be considered adjacent properties designated as RURAL on the General Plan Land Use Map or within, or adjacent to, any properties designated NEIGHBORHOOD on the General Plan Land Use Map and adjacent to lower residential density zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
Non-Residential Districts	Light Commercial	C-1		X						• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods.
	General Commercial	C-2		X	X	X				• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Regional Commercial Center	C-3				X				
	Office/Industrial Park	EMP-A					X			
	General/Industrial	EMP-B					X			
	Parks, Recreation, and Conservation Zone	PRC						X		
	Public/Quasi-Public	P/QP	X	X	X	X	X	X	X	
	Residential Commercial	RC		X	X	X				• Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. • Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Downtown Core	DC			X					• Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. • Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Mixed-Use	MU			X				X	
	Agritainment	AT	X	X		X			X	• Specific buffering and transition details shall be determined through the rezoning process.
	Planned Community	PCD							X	
Overlay Districts	Planned Area Development Overlay	PAD	X	X	X	X	X	X	X	
	Non-Traditional Housing Product	-							X	

ARTICLE 3 – ZONING PROCEDURES

with or without conditions, the Planning Administrator shall schedule the application for hearing before the Town Council. The Town Council shall approve, approve with conditions, or deny the rezoning or text amendment.

7. When a rezoning application is accompanied by an application for a conditional use permit or subdivision approval such dual applications may be processed and reviewed concurrently. If the proposed rezoning is inconsistent with the General Plan Future Land Use Map, an application for an amendment to the Future Land Use Map shall be submitted by the applicant in accordance with the requirements of the Town of Queen Creek General Plan. Amendments to both the Official Zoning Map and the General Plan Future Land Use Map may be considered concurrently.

E. *Approval Criteria.* The Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for a rezone:

1. Whether the existing zoning was in error at the time of adoption;
2. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;
3. The degree to which the proposed zoning will benefit the community. Whether there will be benefits derived by the community, or area, by granting the proposed rezone;
4. Whether the proposed rezone is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezone, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances;

5. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the General Plan, other adopted plans, and the goals, objectives and policies of this Ordinance, and other Town regulations and guidelines, including goals and policies relating to economic development;
6. Compliance with the Adequate Public Facilities criteria as set forth in Section 5.1 of this Ordinance;
7. The zoning districts and existing land uses of the surrounding properties;
8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;
9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;
10. The length of time the subject property has remained vacant as zoned; and,
11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

F. *Buffer and Transition Analysis Approval Criteria.* Development requests where proposed zoning districts are subject to buffering and transition requirements per the General Plan may be permitted only after review and approval by the Planning Commission and the Town Council only if the applicant demonstrates that the project:

1. Maintains the goals, vision, land use character and requirements as defined in the General Plan;
2. Incorporates buffering strategies to establish an adequate transition between developments of lower densities and/or intensities to developments of higher densities and/or intensities to minimize the impact of the higher intensity development within the surrounding area while providing opportunities for development consistent with the allowed

uses permitted in the underlying General Plan Land Use Category. In making such a determination, consideration shall be given to the location, General Plan Land Use Category, development type, use, building height and design, site design, site orientation, open space buffers, landscape screening, other buffers provided, and the context of the adjacent properties;

3. Mitigates privacy impacts are mitigated through the implementation of buffering strategies such as building setbacks, stepping back upper floors, and demonstrated with a line of sight exhibits;

4. Maintains the vision and intent of the underlying General Plan Land Use Category as defined in the General Plan; and,

5. Provides building architectural design that is consistent with the surrounding area.

F.G. Protest. The majority of votes prescribed by A.R.S. §9-462.04.G, shall be required if a protest petition is filed in accordance with said statute and the subsection F. The protest petition shall be filed in writing with the Town Clerk at or before noon (12:00) on the date of the Town Council hearing.

G.H. Subsequent Applications. In the event that an application for amendment is denied by the Town Council or that the application is withdrawn after the town Planning Commission hearing, the Planning Commission shall have the authority to refuse to accept another application for the same amendment within one (1) year of the original hearing.

3.5 Conditional Use Permit

A. Applicability.

1. Conditional uses are those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at

a particular location within a given zoning district.

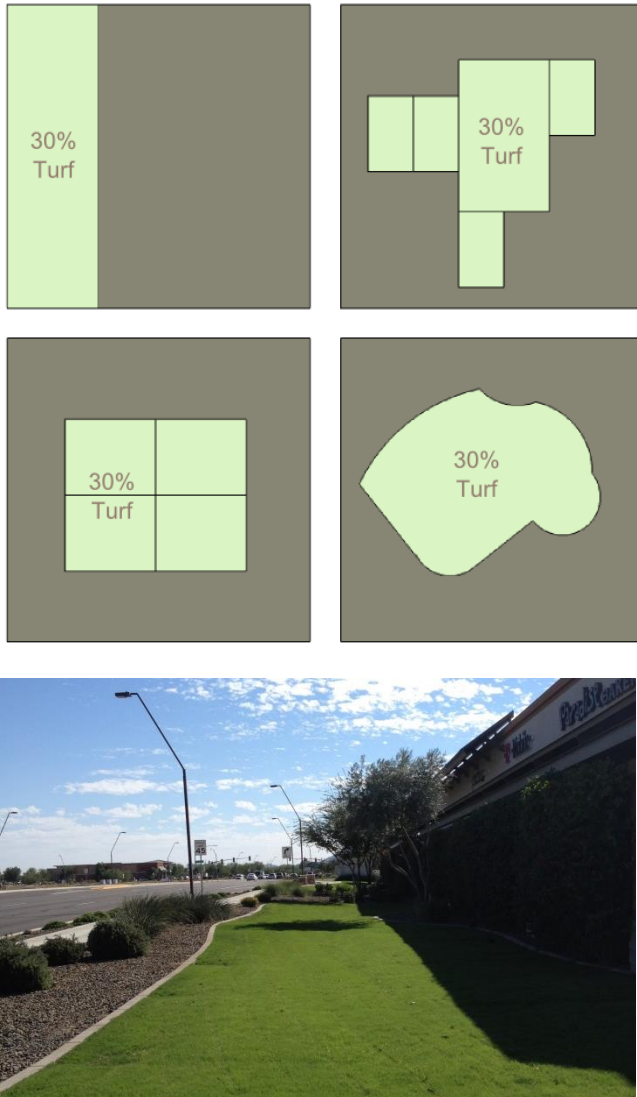
2. Only those uses that are enumerated as conditional uses in a zoning district, as set forth in Section 4.6 of this Ordinance, or as authorized pursuant to subsection D.2 of this Section, shall be authorized by the Town Council. A conditional use permit shall not be required for a use allowed as a permitted use in a given zoning district. No conditional use shall be established until a site plan has been approved in accordance with section 3.3 of this Ordinance. Applications for a conditional use and site plan review shall be submitted and reviewed concurrently.

B. Approval Criteria. As may be specified within each zoning district, uses permitted subject to conditional use review criteria shall be permitted only after review and approval by the Planning Commission and the Town Council only if the applicant demonstrates that:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 4 and Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance;
2. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site;
3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;
4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;

ARTICLE 5 – SITE IMPROVEMENT STANDARDS

horizontal growth which generally do not exceed eighteen inches (18”) in height.



5. Common Area Landscaping Requirements.

- a. In any single family residential district, a minimum of two (2) trees per dwelling unit shall be required, which may include street trees. In any multifamily district, a minimum of one (1) tree per dwelling unit shall be required, which may include street trees and perimeter landscaping. A minimum of twenty-five percent (25%) of required trees shall be twenty-four inch (24”) box or larger.
- b. Office and commercial developments shall be landscaped not less than fifteen (15%) of the developed parcel and industrial developments not less than

ten percent (10%) of the developed parcel.

6. Landscape Buffer Setbacks.

- a. A buffer setback as described in Table 5.3-1 shall be provided to ensure visual separation between uses when appropriate; create a transition area; to preserve and enhance property values; and, to implement the goals and policies of the General Plan. To the extent that there is an inconsistency between this Section and the Subdivision Ordinance, the more restrictive requirement shall be used.
- b. A landscape buffer includes dense screen which provides year-round screening characteristics and establishes a barrier between two or more distinct land uses of differing intensities, which help to lessen the impacts of one land use on the other. A landscape buffer should consist of closely spaced evergreen trees, or other non-deciduous vegetation. A landscape ~~setback~~ ~~buffer~~ may be used for passive recreation. It may contain sidewalks or paths, parks, open space, or storm water retention basins. Active recreational uses, such as play fields, swimming pools, or other active, structured recreational uses or circulation drives and parking lots, shall not be permitted in the landscape setback.
- c. A 50% proportional share of the required landscape setback shall be installed along each property line by each development.
- d. A landscape setback shall be developed in the outer perimeter of a lot or parcel extending to the lot or parcel line. The landscape setback shall not be located within any public right-of-way or private street.

located in various locations throughout a residential community containing multiple individually locked mailboxes and parcel compartments. All CBU's shall be designed to include a decorative enclosure on five sides that is constructed of a combination of decorative stone veneer, stucco, brick/block materials, etc. to complement the architectural design theme, monummentation and walls of the neighborhood.



K. Buffering and Transitions

1. The General Plan Land Use Categories Table and Land Use Requirements Table require some land uses to incorporate appropriate measures to create a compatible transition between adjacent properties using buffering strategies such as open space buffers, roadways, and compatible lot sizes to be determined through the rezoning and site planning process. Development applications should incorporate buffering strategies based on the characteristics of the property and the surrounding area to meet the General Plan transition requirement. The Buffer and Transition Manual identifies some buffering strategies that may be incorporated including, but not limited to:

- a) Compatible Lot Widths
- b) Transitioning lot sizes or transitioning densities
- c) Additional setbacks
- d) Open space or landscaping
- e) Roadways
- f) Building setbacks and line of sight demonstration
- g) Quality building design and construction techniques
- h) Comparable building height
- i) Nuisance use restrictions

2. Other buffering strategies not listed may be incorporated into a project to meet the intent of the General Plan transition requirement.

3. Buffering techniques will be reviewed on a case-by-case basis and depending on the context, scale, and use of the project or unique circumstances, more than one buffer type may be required to satisfy the requirements of the General Plan.

DS.4 Single-Family Residential Standards

A. *Purpose.* The purpose of this Section is to guide architectural integrity in order to assure that these neighborhoods are sustainable and continue to make a positive contribution to the community in the years to come. Neighborhoods designed according to these principles increase in value as they mature, rather than requiring ongoing public reinvestment that is often needed in poorly designed neighborhoods where there is little pride of ownership and lack of property maintenance. The purposes of these provisions are:

1. To supplement the zoning regulations applied to site built, modular and manufactured homes with additional

DS.5 Multi-Family Residential Standards

- A. *Purpose.* The purpose of these standards is to provide design guidelines to improve the appearance of design and functionality of multi-family development, to recognize the importance of design in the economic success of the urban areas of the Town, and to ensure the adequate protection of the surrounding area. These guidelines define the character of the areas which serve as transitional land in close proximity to shopping, employment, and residential.
- B. *Applicability.* Within an ~~R-2, R-3, R-4, MDR, HDR~~ and permissible non-residential zoning district(s), the following standards shall apply to multi-family dwelling units:

C. *Design Guidelines.*

1. *Site Layout.*

- a) Multi-family buildings shall be separated by a minimum of fifteen (15) feet.
- b) The site design shall incorporate natural amenities and features into the development plan such as prominent view corridors, washes and significant vegetation to enhance the character of the development.
- c) ~~The transition between multi-family residential and existing single-family residential areas shall be enhanced to achieve maximum compatibility through screening and buffer setbacks (see Section 5.3).~~



d) *Entry and Character.*

- 1) Wherever applicable, a combination of ornamental landscaping, landscaped medians, water features, architectural monuments, signs, decorative walls and paving should be incorporated into the themed entry and shall reflect the overall architectural identity and character of the development,
- 2) The primary entry into the development shall be distinguished with hardscape materials such as paver, street prints, and / or color blocks.

2. *Streetscape.*

- 1) For safe and comfortable pedestrian environments, amenities such as ramadas, benches, tot lots, and water features should be provided within the development.
- 2) For pedestrian and bicycle friendly environment, amenities, such as trails, bike lanes, and sidewalks, should be provided to encourage walking and bicycling.
- 3) Wherever applicable a combination of one or more of the following: landscaping, berming and screen walls should be used to screen views of parked cars adjacent to the streetscape.

3. *Building Design.*

a) *Materials and Colors.*

- 1) The color palette and materials shall be appropriate to the context.
- 2) Flat or corrugated sheet metal shall not be used for exterior siding material.
- 3) The building materials of a project shall be durable and require low maintenance

b) *Building Massing.*

- 1) The use of projecting private balconies, building wall recesses,



d) The Planning Administrator may waive up to fifty percent (50%) of the open space requirement if the development satisfies one of the following criteria:

- 1) All units are located within one thousand feet (1,000') of a public park as measured along a public sidewalk, trail or bikeway; and,
- 2) The development includes, on-site, a portion of the Town's trail system; or,
- 3) Another situation subject to review and approval by the Planning Administrator.

5. Access and Circulation.

- a) The development shall provide pedestrian access within the development and to adjacent non-residential areas by incorporating wall and landscape penetrations into the pedestrian circulation.
- b) The development shall provide a continuous walkway internally and shall separate the walkway from vehicular traffic movements except where drive aisle crossing are necessary.
- c) The on-site pedestrian circulation system shall link the various site amenities, such as play area, club house, pools, adjacent streets, trails, and bus stops.
- d) Pedestrian walkway shall be distinguished from the vehicle driveway using different hardscape materials or by providing a landscape buffer.

6. Parking Canopies.

- a) The color of any metal parking canopies shall fit with the color palette of the development.
- b) Parking canopies should have a fascia around the perimeter to provide some visual dimension to the metal parking canopy.
- c) Any lighting used with a metal parking canopy shall include fully-shielded light fixtures.

7. Utility and Mechanical Equipment.

- a) Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building.

8. Buffering and Transitions.

a) The transition between multi-family residential and existing single family residential areas shall be enhanced to achieve maximum compatibility through screening and buffer setbacks (see Zoning Ordinance Section 5.3). Buffering and transition strategies defined in the Buffer and Transitions Manual should be incorporated into the project to transition between multi-family residential and existing single-family residential.

b) Individual design situations may dictate additional conditions or considerations to minimize the impact of a more intense development on adjacent residential uses through the imposition of one or more of the following design considerations:

i. use of one (1) story buildings;

ii. additional landscaping to serve as buffer area;

iii. wider setbacks from property line;

iv. modification of building orientation;

v. modification of the orientation of windows and balconies;

vi. use of screen walls; and/or

vii. relocation or reorientation of amenity spaces.

c) Consider the existing grade and topography of the site in building layout, height, scale, and massing to maintain compatibility with adjoining lower intensity residential uses. Taller buildings should be stepped back or reduced in height when adjacent to lower density residential uses to maintain the privacy of rear yards, patios, and private outdoor spaces.

DS.6 Non-Residential Standards

A. *Purpose.* The purpose of these guidelines is:

1. To ensure successful integration of the safe, well-designed and attractive non-residential development into the community;
2. To protect the character of existing nearby neighborhoods;
3. To promote compatibility between non-residential development and adjacent residential uses;
4. To enhance the quality of nonresidential development in the Town;
5. Encourage long-term business success; and,
6. Ensure walkability within the project and connections to adjacent developments.

B. *Applicability.* These guidelines are applicable to all new nonresidential development in the Town, alteration to the exterior façade of the existing building and reconstruction of the existing structures.

C. *Design Guidelines.*

1. *Site Layout.* Architecture and the man-made element is the predominant feature

and thus must be carefully designed to create a small town appearance and to be pedestrian friendly. In the Town Center area, street presence is should be emphasized with the buildings located at the street and vehicular parking is on-street or in joint use parking lots located to the side or rear of the buildings.

- a) All building elevations which face a public street or are adjacent to residential uses or residential zoning districts shall not use metal or corrugated metal as a primary material.
- b) All buildings shall incorporate a variety of massing and building heights, and stepping roof lines.
- c) ~~Commercial~~ Non-residential projects adjacent to existing and proposed residential uses ~~should~~ shall consider setbacks, heights, and scale and incorporate strategies such as additional landscaping, open space buffers, additional building setbacks, roadways, building design, and site design to buffer the non-residential use from adjacent residential uses.



- d) Buildings on pads should be located close to arterial streets to create a strong sense of place.
- e) Drive-through uses should not be adjacent to residential uses. Speaker box, menu boards, pneumatic tube systems, automatic or manual car washes shall be located away from such uses to mitigate sound and light emissions.
- f) An incorporation of shade trees, trellis structures, and canopies should be